



HISTORIC DISTRICT COMMISSION  
May 9, 2018

MINUTES

MEMBERS PRESENT: Mr. James Haden, Chair  
Ms. Jana Hartenstine  
Mr. P. J. Henningson  
Ms. Jessica Hindman, Vice-Chair  
Ms. Mattie Marshall  
Ms. Kim Parati  
Mr. John Phares  
Mr. Damon Rumsch  
Ms. Claire Stephens  
Ms. Tamara Titus, 2<sup>nd</sup> Vice-Chair  
Ms. Jill Walker

MEMBERS ABSENT: NONE

OTHERS PRESENT: Mr. John Howard, Administrator of the Historic District Commission  
Ms. Kristi Harpst, Staff of the Historic District Commission  
Ms. Wanda Birmingham, Staff of the Historic District Commission  
Ms. Linda Keich, Clerk to Historic District Commission  
Mr. Thomas Powers, Senior Assistant City Attorney  
Ms. Candy Thomas, Adkins Court Reporter

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With a quorum present, Mr. Haden called the regular May meeting of the Historic District Commission meeting to order at 1:05 pm. He began the meeting by introducing the Staff and Commissioners and explaining the meeting procedure. All interested parties planning to give testimony – FOR or AGAINST – must submit a form to speak and must be sworn in. Staff will present a description of each proposed project to the Commission. The Commissioners and the Applicants will then discuss the project. Audience members signed up to speak either FOR or AGAINST will be called to the podium for each agenda item. Presentations by the Applicants and audience members must be concise and focused on the **Charlotte Historic District Design Guidelines**. The Commission and Staff may question the Applicant. The Applicant may present sworn witnesses who will be subject to questioning by the Commission and Staff. The Applicant will be given an opportunity to respond to comments by interested parties. After hearing each application, the Commission will review, discuss, and consider the information that has been gathered and presented. During discussion and deliberation, only the Commission and Staff may speak. The Commission may vote to reopen this part of the meeting for questions, comments, or clarification. Once the review is completed, a MOTION will be made to Approve, Deny, or Continue the review of the application at a future meeting. A majority vote of the Commission members present is required for a decision to be reached. All exhibits remain with the Commission. If an Applicant feels there is a conflict of interest of any Commissioner, or there is an association that would be prejudicial, that should be revealed at the beginning of the hearing of a particular case. The Commission is a quasi-judicial body and can accept only sworn testimony. Staff will report any additional comments received and while the Commission will not specifically exclude hearsay evidence, it is

only given limited weight. Appeal from the Historic District Commission is to the Zoning Board of Adjustment. One has sixty (60) days from the date of the decision to appeal. This is in accordance with Section 10.213 of the City Zoning Ordinance. Chairman Haden asked that everyone please turn to silent operation any electronic devices. Commissioners are asked to announce, for the record, if one leaves or arrives during the meeting. Mr. Haden said that those in the audience must be quiet during the hearings. An audience member will be asked once to be quiet and the need for a second request will be removal from the room. Mr. Haden swore in all Applicants and Staff, and he continued to swear in people as they arrived for the duration of the meeting.

Index of Addresses:

**CONTINUED**

HDC 2018-071	227 West Park Avenue	Wilmore
HDC 2018-147	316 E. Worthington Avenue	Dilworth
HDC 2018-070	1953 Wilmore Drive	Wilmore

**NEW APPLICATIONS**

HDC 2018-215	1505 Mimosa Avenue	Plaza Midwood
HDC 2018-205	508 Walnut Avenue	Wesley Heights
HDC 2018-218	712 E. Park Avenue	Dilworth
HDC 2018-230	1100 East Boulevard	Dilworth
HDC 2017-578	517 E. Tremont Avenue	Dilworth
HDC 2018-216	601 Berkeley Avenue	Dilworth

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**APPLICATION: HDC 2018-071, 227 WEST PARK AVENUE - ADDITION**

The application was continued from April for the following items:

- Sections 4.5, 6.10, 6.12, 8.5. Roof form does not relate to the original house - simplify, and maintain the original roof line
- Section 8, a tree protection plan is required
- Section 6.12, additional window details - windows should match the existing window design and drawings must be accurate
- Suggested to keep the existing rake on the left and right elevations with cross gable catching in
- Revised site plan will show existing trees.

***EXISTING CONDITIONS***

The existing structure is a c. 1931 one story Bungalow. House height is 18' from the first floor to ridge. The foundation and porch piers are painted brick. Adjacent structures are 1 to 2 stories in height. The tallest original house on the street is at the corner of West Park Avenue and Southwood Avenue. A mature canopy tree in the rear yard will remain. The applicant has included an approved plan similar to the current proposal.

***PROPOSAL***

The project is an addition to the rear that maintains the existing pitch and increases the ridge approximately 4'8". The front elevation does not change with the exception of a new front door and chimney extension. The addition begins toward the middle of the house and continues toward the rear with side dormers, a rear facing gable and rear porch. Existing windows and other details to remain are noted on the elevations. New windows will match

existing in trim and material. Other architectural features include cedar shake and lap siding, wood trim details, open eaves with brackets, exposed rafter tails and brick foundation. Eave dimensions will match existing.

*Revised Proposal – April 11, 2018*

1. The mature tree on the right side has a tree protection letter and area outlined on the site plan.
2. Eave brackets have been added to the side dormers to match the original brackets on the house.
3. Window elevations and section details have been added.

*Revised Proposal – May 9, 2018*

1. The chimney on the right side has been removed from the plan. Tree protection plan remains.
2. Original roof eaves on left and right sides remain.
3. Original window and revised window designs are included in the plans.

**STAFF RECOMMENDATION**

- The proposed ridge height does not exceed the tallest historic single family height nor change the form and pitch of the original roof.
- Staff believes the proposal meets the guidelines for additions including sections 4.5, 6.10, 6.12 and 8.5.
- Minor detail changes may be reviewed by staff.

**FOR/AGAINST:** No one accepted Mr. Haden’s invitation to speak either **FOR** or **AGAINST** the application.

**MOTION:** Based on compliance with *Charlotte Historic District Design Guidelines* Ms. Marshall made a **MOTION** to **APPROVE** this application with Staff to review revised plans which show:

- Dormers dropping 6 inches below the ridge height, and
- Porch railing details.

**Mr. Rumsch seconded.**

**VOTE:** 5/5 **AYES:** HADEN, HENNINGSON, MARSHALL, PARATI, RUMSCH,  
**NAYS:** HINDMAN, PHARES, STEPHENS, TITUS, WALKER

**DECISION:** **Vote was a tie.**

**MOTION:** Based on compliance with *Charlotte Historic District Design Guidelines*, Ms. Stephens made a **MOTION** to **APPROVE** this application with Staff to review revised drawings which show:

- Dormers dropping 6 inches below the ridge height
- Porch railing details
- Window details to match the existing.

**Mr. Rumsch seconded.**

**VOTE:** 8/2 **AYES:** HADEN, HENNINGSON, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS  
WALKER  
**NAYS:** HINDMAN, TITUS

**DECISION:** **APPLICATION FOR ADDITION APPROVED WITH REVISED PLANS TO BE REVIEWED BY STAFF.**

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**APPLICATION:** **HDC 2018-147, 316 EAST WORTHINGTON AVENUE - ADDITION**

The application was continued from April for the following items:

- Retain the front fenestration and porch detail

- Carry the character of the front elevation to the rear and sides
- Provide Sanborn map regarding the existence of earlier rear carport/parking
- Provide product information regarding the louvered metal pergola
- Provide original blue prints regarding front elevation
- Enlarge the windows, referencing guidelines for fenestration doors and windows, 6.12, #1 A, B, C, and D
- Guidelines for porches, 4.8, #1 through #7.
- Guidelines, 7.2, #6 – Make sure that the design of a new addition is compatible with the existing building
- Guidelines 4.14 – Existing windows

**EXISTING CONTEXT**

The existing structure is a c. 1900 one and one half story Queen Anne style house used as an office. Features include a high hip roof with lower cross gabled dormers and full façade porch with small centered gable. The site slopes from front to rear approximately 12-14 feet.

**PROPOSAL**

The project is an addition that is neither taller nor wider than the original building but will be visible from the street. Also, new windows will be added on the original building and matched on the addition, porch columns with metal roof, and an underneath garage accessed from the rear. The addition includes the enlargement of the side gable dormers and addition to the rear. Materials include wood siding and brick. The addition also includes a metal arbor/pergola on the rear.

*Revised Proposal – May 9, 2018*

1. Original plans have been included to show the design of the front porch. Porch revisions include removal of the small gable not original to the house, standing seam metal roof and retaining the original porch columns.
2. Original window pattern on the front elevation has been retained.
3. Proposed fenestration has been altered to return to the original openings.
4. Product information shows a rear deck pergola with metal louvres.

**STAFF RECOMMENDATION**

1. With the updated revisions, the proposal meets the applicable guidelines for additions.
2. Minor detail changes may be reviewed by staff as recommended by the HDC.

**FOR/AGAINST:** No one accepted Chairperson Haden’s invitation to speak either **FOR** or **AGAINST** this application.

**MOTION:** Based on compliance with *Charlotte Historic District Design Guidelines*, Ms. Hindman made a **MOTION** to **APPROVE** this application with Staff to approve the specification of the garage doors.

*Mr. Phares seconded*

**VOTE: 10/0** **AYES:** HADEN, HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER  
**NAYS:** NONE

**DECISION:** **APPLICATION FOR ADDITION APPROVED WITH STAFF TO REVIEW THE GARAGE DOORS.**

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- **MS. HARTENSTINE JOINED THE MEETING AT 1:50 PM AND WAS PRESENT FOR THE REMAINDER OF THE MEETING.**
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**APPLICATION: HDC 2018-070, 1953 WILMORE DRIVE – NEW CONSTRUCTION**

The application was continued from March for the following items: 1) Revised site plan that includes the location of all trees and those to be removed, 2) Clearer height survey details, 3) Evidence of basement garages found in the neighborhood.

**EXISTING CONDITIONS**

The site is a large single family parcel that will be subdivided for new construction. The site has a creek and utility and sanitary sewer easements to the rear and side that cannot be built upon. The grade of the site slopes downward approximately 6-8 feet from front to rear. A retaining wall exists on the left side toward the rear. The new lot frontage is along a curve and the elevation of the street falls toward the property. Adjacent structures are 1-2 story single family homes. Setbacks along the street are generally +/- 33'. The applicant has included a similar site condition at 2119 Wilmore Drive for consideration of the front setback.

**PROPOSAL**

Proposal is a new single family house. Proposed front setback is 29' from thermal wall to ROW and approximately 21' from the front porch. A new driveway is located on the left side for access to the rear yard and garage below the house.

Architectural features include an 8' front porch with brick piers and wood columns, raised concrete/smooth stucco foundation, wood or metal clad windows, cementitious siding, and wood for window and roof trim. Height from finished first floor to ridge on the front elevation is approximately 23'. The applicant has provided precedents of historic homes with attached garages below the first floor.

*Revised Proposal – May 9, 2018*

1. *The applicant has provided evidence of lower level/attached garages.*
2. *Adjacent heights are shown on the survey.*
3. *Site plan includes trees to be saved and removed.*

**STAFF RECOMMENDATION**

1. With additional information provided as requested, the project meets the **Charlotte Historic District Design Guidelines** for New Construction. Minor details may be reviewed by staff as recommended by the HDC.

**FOR/AGAINST:** No one accepted Chairman. Haden's invitation to speak either **FOR** or **AGAINST** the application.

**MOTION:** Based on compliance with **Charlotte Historic District Design Guidelines – New Construction**, Mr. Henningson made a **MOTION** to **APPROVE** with the following conditions:

- Material will be Hardie Artisan
- An exception to the height justified due to the challenges with the site
- Staff will review garage doors
- Consider dropping the finished floor height at the architect's discretion.

**Ms. Hindman seconded.**

**VOTE:** 11/0  
**AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER  
**NAYS:** NONE

**DECISION: NEW CONSTRUCTION APPROVED WITH STAFF TO APPROVE THE GARAGE DOORS AND POSSIBLE DROPPING OF FINISHED FLOOR AT ARCHITECT'S DISCRETION.**

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**APPLICATION: HDC 2018-215, 1505 MIMOSA AVENUE – ADDITION, PORCH, LANDSCAPING**

**EXISTING CONDITIONS**

The existing structure is a C. 1938 one story brick American Small House. Lot dimensions are 54' x 203'. Adjacent structures are one, one and one half, and two stories in height. This is the last property in the Plaza Midwood Local Historic District and second from the dead end.

**PROPOSAL**

The project is an addition, porch redesign, and landscaping. The proposed front porch design replaces the tapered columns with 10" squared wood columns on the ends, two piers in the center and new metal handrails. The new rear facing gable addition is at the rear of the house and not highly visible from the street. The ridge height is approximately 3'-6" taller than the original. Secondary side facing gables will be added near rear on left and right. Materials include brick and wood trim. Boxing and eave details will match existing. The right side porch extends 10" into the side yard. As a way to protect the tree, the new foundation will be pier and cantilever construction. Vinyl will be removed.

**STAFF RECOMMENDATION**

- The proposal meets the applicable *Charlotte Historic District Design Guidelines* for Additions. The guidelines for setback, orientation and foundation do not apply.
- Minor detail changes may be reviewed by staff.

**FOR/AGAINST:** No one accepted Chairman Haden's invitation to speak either **FOR** or **AGAINST** the application.

**MOTION:** Based on compliance with *Charlotte Historic District Design Guidelines – Additions*, Ms. Titus made a **MOTION** to **APPROVE** this application as submitted. Note: existing left elevation stoop will remain, and any brick will be matched and not painted.

*Ms. Walker seconded.*

**VOTE: 11/0**     **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER  
**NAYS: NONE**

**DECISION: ADDITION IS APPROVED AS SUBMITTED.**

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**APPLICATION: HDC 2018-205, 508 WALNUT AVENUE**

**EXISTING CONDITIONS**

The existing structure is a c. 1928 one story brick Bungalow located on a corner lot.

**PROPOSAL**

The project is a rear addition that includes a wood deck and stairs. The existing windows and door on the left side remain. The roof will be raised not to exceed the height of the existing ridge. The roofline and details of the new addition on the right will match the original in detail and pitch. New materials are wood, brick and parged masonry. There are no mature trees impacted.

**STAFF RECOMMENDATION**

1. The proposal meets the applicable *Charlotte Historic District Design Guidelines* for Additions. The guidelines for setback and orientation do not apply.
2. Minor detail changes may be reviewed by staff.

**FOR/AGAINST:** No one accepted Chairman Haden’s invitation to speak either **FOR** or **AGAINST** the application.

**MOTION:** Based on compliance with *Charlotte Historic District Design Guidelines – Additions*, Ms. Hindman made a **MOTION** to **APPROVE** the application as drawn with conditions.

- At the architect and owner discretion, the rear gable has the option for brick or wood lap siding at the attic level
- Additional material notes on the drawings
- Painted brick to match exiting painted brick and wood lap siding to match existing wood lap siding.

**Ms. Parati seconded.**

**VOTE: 11/0**     **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER  
**NAYS:** NONE

**DECISION: ADDITION APPROVED AS DRAWN WITH OPTIONS.**

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- **MR. RUMSCH DECLARED A CONFLICT OF INTEREST AND REMOVED HIMSELF FROM THE COMMISSION FOR THE NEXT APPLICATION.**
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**APPLICATION: HDC 2018-230, 1100 EAST BOULEVARD – CHIMNEY REMOVAL**

**EXISTING CONDITIONS**

The existing property is a c. 1928 two story, Picturesque Revival-Mediterranean structure. Features include a brick exterior, tile roof, and two large chimneys. It has been a group home for many years.

**PROPOSAL**

Proposal is partial removal of the rear chimney which can be seen easily from the side street. The applicant is requesting the removal of the chimney from the roof up due to structural and maintenance issues. The clay barrel tile roof will be repaired where the chimney is removed. The reduction in the weight of the chimney will help diminish the stress on the exterior walls as evidenced by the cracks. The matching chimney on the street elevation will remain.

**STAFF RECOMMENDATION**

The proposal does not meet guideline 4.7.1 and 4.7.3 the HDC will determine if an exception is warranted.

**FOR/AGAINST:** No one accepted Chairman Haden’s invitation to speak either **FOR** or **AGAINST** the application.

**MOTION:** Based on the need for further study to find out if the chimney could be saved, Ms. Stephens made a **MOTION** to **CONTINUE** this application revised application will include:

- Report from chimney experts to consider range of options available to save the chimney per *Charlotte Historic District Design Guidelines*.
- 4.7 #1 – Retain original chimneys and any of their decorative features.

- 4.7 #3 – Avoid removing any primary masonry chimney that is substantially visible from the street and that provides a strong contributing element to the character of the historic building.

**Ms. Titus seconded.**

**VOTE:** 10/0      **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, STEPHENS, TITUS, WALKER

**NAYS:** NONE

**DECISION:** CHIMNEY REMOVAL CONTINUED FOR MORE INFORMATION.

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**APPLICATION:** HDC 2018-218, 712 EAST PARK AVENUE – ADDITION/WINDOW REPLACEMENT

**EXISTING CONDITIONS**

The existing structure is a brick c. 1941 one and one half story Picturesque Revival house. Features include a front chimney flanked by two quarter round windows and two full size windows on the main floor.

**PROPOSAL**

The project is a dormer addition on the front roof slope, window replacement, arbor, and canopy over the front door. The proposed new right side window is a bay window that is the same width as the new proposed dormer above. The new entry canopy is a gable roof supported by two brackets. Materials and trim are wood.

**STAFF RECOMMENDATION**

1. The proposed bay window addition does not meet *Charlotte Historic District Design Guidelines* 4.14.1 and 4.14.6. The Commission will determine if an exception is warranted.
2. The remaining revisions (porch canopy, and dormer) meet the applicable guidelines for additions.
3. Minor detail changes may be reviewed by staff.

**FOR/AGAINST:** No one accepted Chairman Haden’s invitation to speak either **FOR** or **AGAINST** this application.

**MOTION:** Based on the need for further design study, Ms. Stephens made a **MOTION** to **CONTINUE** this application. Revised plans will include:

- The window on the ground floor retained per *Charlotte Historic District Design Guidelines* 4.14 #1 – Retain and preserve windows that contribute to the overall historic character of a building, including frames, sash, glass, muntins, sills, trim, surrounds, and shutters. 4.14 #6 – Avoid adding new openings or changing existing openings on primary elevations.
- Restudy the massing on the upstairs dormer.
- More information is needed on materials and dimensions.

**Mr. Phares seconded.**

**VOTE:** 11/0      **AYES:** HADEN, HARTENSTINE, HENNINGSON, HINDMAN, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER

**NAYS:** NONE

**DECISION:** ADDITION AND WINDOW CHANGES CONTINUED.



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- **MS. HINDMAN REMOVED HERSELF FROM THE COMMISSION TO BECOME THE APPLICANT FOR THE NEXT APPLICATION.**
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**APPLICATION: HDC 2017-578, 517 E. TREMONT AVENUE - ADDITION**

**EXISTING CONDITIONS**

The existing structure is a one story c. 1920 Bungalow house. It is listed as a Contributing in the Dilworth National Register of Historic Places Survey. From the National Register Survey, design features include a “side gable roof with a shed porch on paired posts on large piers.”

**PROPOSAL**

An addition was approved by the HDC November 29, 2017. The applicant is requesting to add two small shed dormers to the previously approved addition. The dormers are lower than the new addition and partially visible from the street. Materials and trim will match the previously approved addition.

**STAFF RECOMMENDATION**

The proposed addition is part of the new roof and facing toward the rear. The proposal meets the *Charlotte Historic District Design Guidelines* – Additions.

**FOR/AGAINST:** No one accepted Mr. Haden’s invitation to speak either **FOR** or **AGAINST** the application

**MOTION:** Based on the need for further design study, Ms. Parati made a **MOTION** to **CONTINUE** this application for. Revised plans will include changes re:

- Guideline 7.2 #2 Limit the size of the addition so that it does not visually overpower the existing building.
- Guideline 6.5 Massing - the relationship of the buildings various parts to each other.
- 

**Ms. Titus seconded.**

**VOTE:** 10/0 **AYES:** HADEN, HARTENSTINE, HENNINGSON, MARSHALL, PARATI, PHARES, RUMSCH, STEPHENS, TITUS, WALKER

**NAYS:** NONE

**DECISION:** **APPLICATION FOR ADDITION CONTINUED.**

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- **MR. PHARES REMOVED HIMSELF FROM THE COMMISSION TO BECOME THE APPLICANT FOR THE NEXT APPLICATION.**
  - **MS. HINDMAN RECUSED HERSELF FROM THE NEXT APPLICATION.**
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**APPLICATION: HDC 2018-216 – 601 BERKELEY AVENUE - DEMOLITION**

**EXISTING CONDITIONS**

